

188-0-220-085

EXHIBIT"A"

All of that certain real property located in the City of Oxnard, County of Ventura, State of California, described as follows:

PARCEL NO. 1

Unit 309 ("Unit"), as shown and described in the Condominium Plan ("Plan") for Phase 1 of Whitesails, which Plan was recorded on September 1, 2005, as Instrument No. 20050901-0218524 in the Official Records of Ventura County, California. The Plan covers a portion of Lot 1 of Tract No. 5196-1, as shown on a Subdivision Map, recorded in Book 147, Pages 14 to 19 et seq., of Maps, in the Office of the Ventura County Recorder.

PARCEL NO. 2

An undivided one forty-third (1/43rd) fee simple interest as a tenant in common in the "Common Area" (defined in the Declaration referred to below) and shown on the Plan.

PARCEL NO. 3

Nonexclusive easements for access, ingress, egress, maintenance, repair, drainage, encroachment, support, and for other purposes, all as described in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Whitesails ("Declaration"), recorded on September 1, 2005, as Instrument No. 20050901-0218525 and the Master Declaration of Conditions, Covenants and Restrictions for Westport at Mandalay Bay recorded on December 20, 2002 as Instrument No. 02-324333, both in Official Records of Ventura County, California ("Official Records") (collectively, the "Project Documents").

PARCEL NO. 4

Exclusive easements over the "Exclusive Use Areas" (as defined in the Declaration) for parking, balcony and patio purposes, as applicable, which are shown on and assigned to the Unit in the Declaration and/or Plan.

SUBJECT TO:

1. General and special real property taxes for the current fiscal year; and

2. Covenants, conditions, restrictions, easements, reservations, rights, and rights-of-way of record,
including, without limitation, the Project Documents and Plan.

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